

**NOTICE OF APPLICATION AND PUBLIC HEARING**  
**"Sunset Rezone"**  
**FILE # Z21-318REZN**

Notice is hereby given that Dwight Hume with Land Use Solutions and Entitlement, applied for a Type III Rezone on December 6, 2021. This application was determined to be technically complete on December 28, 2021. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Wednesday, January 26, 2022 at 9:00AM** in the Council Chambers, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact City of Spokane Planning and Development at:

*Attn: Donna deBit, Assistant Planner  
Planning & Development  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
ddebit@spokanecity.org (509) 625-6637*

**APPLICATION INFORMATION**

**Applicant:** Dwight Hume, Land Use Solutions and Entitlement  
9101 N Mt View Lane  
Spokane, WA 99218  
[dhume@spokane-landuse.com](mailto:dhume@spokane-landuse.com)  
509-435-3108

**Owner:** Gib and Susan Brumback  
2937 W 7<sup>th</sup> Ave  
Spokane, WA 99224

**File Number:** Z21-318REZN

**Public Comment Period:** Written comments may be submitted on this application by **January 25, 2022**. Written comments should be sent to the Planning & Development address or email address listed above and at the end of this document.

**SEPA:** Optional DNS process is being used; this will be the only opportunity to comment on the environmental impacts of this non-project proposal. It is anticipated that a DNS will be issued. Appeal deadline is January 25, 2022.

**Description of Proposal:** The applicant is requesting a zone change from NR-35 and NR-55 (Neighborhood Retail with a height limit of 35ft to Neighborhood Retail with a height limit of 55ft). This rezone would not change the allowable uses to be built in this location, only the allowable height of a structure. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

**Location Description:** Three lots, addressed as 2921 W 8th, 2918 W 8th, and 2937 W 7th, generally located at the intersection of Government Way and Sunset Boulevard. (25234.1102, 25234.1004, 25234.1003).

**Legal Description:** The entire legal description can be obtained with the Planning and Development Department.

**Current Zoning:** Neighborhood Retail 35 (NR-35)

**Community Meeting:** A community meeting was held on September 21, 2021.

**Decision Making Process** Once the applicant makes application to the City of Spokane for the review of the application is determined technically complete, a Notice of Application and Public Hearing will be posted on the property and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control. This Notice of Application and Public Hearing will initiate a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. After the public comment period has ended, staff will issue a Staff Report to the Hearing Examiner. Finally, a Public Hearing will be held in front of the City of Spokane Hearing Examiner be it virtually or in city hall. Written comments and oral testimony at the public hearing for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

Written comments should be mailed, delivered or emailed to:

*Planning and Development  
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808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329*

*Phone (509) 625-6637  
Email: ddebit@spokanecity.org*

*To view more information including site plans for this project please go to:*

*<https://my.spokanecity.org/projects/>*